

FACTSHEET

TITLE: A Resolution approving and adopting the proposed **ANTELOPE VALLEY REDEVELOPMENT PLAN**, requested by the Director of the Urban Development Department, for neighborhood revitalization activities in the redevelopment plan area as described below.

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 10/27/04
Administrative Action: 10/27/04

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (6-0: Carlson, Taylor, Larson, Pearson, Carroll and Bills-Strand voting 'yes'; Marvin, Sunderman and Krieser absent).

FINDINGS OF FACT:

1. The Antelope Valley Redevelopment Plan for neighborhood revitalization covers two adjacent areas near Downtown Lincoln: 1) north of Downtown, consisting of the North Bottoms neighborhood, generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; and 2) east of Downtown, including all or portions of the Clinton, Malone/Hawley, Downtown, Near South and Woods Park neighborhoods, generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north, and D and E Streets on the south.
2. The plan describes two specific projects—an infill housing project at 23rd and Vine Street (Community Unit Plan approved as “Liberty Village”) and a “Neighborhood Enhancement” project to focus public and private improvement efforts on the Antelope Valley residential neighborhoods. Those projects would become eligible to propose detailed redevelopment agreements under this plan. All of the other projects generally described in the plan are for purposes of illustration of the redevelopment concepts and would require Plan Amendments prior to adoption of specific redevelopment agreements. All future amendments will be submitted to Planning Commission for review as to conformance with the Comprehensive Plan and must be approved by City Council.
3. The staff recommendation to find the proposed ***Antelope Valley Redevelopment Plan*** to be in conformance with the Comprehensive Plan is based upon the “Analysis” as set forth on p.3-4.
4. The applicant’s testimony and testimony in support is found on p.5-9, and the record consists of an e-mail message from Kevin Gilbert (p.19); a letter in support from the JAVA Citizens Committee (p.20); and the Position Statement from Downtown Lincoln Association in support (p.21-23).
5. Testimony in opposition by Danny Walker is found on p.9, with concerns that the major benefactor of this project is the University of Nebraska.
6. On October 27, 2004, the Planning Commission agreed with the staff recommendation and voted 6-0 to find the proposed redevelopment plan to be in conformance with the 2025 Comprehensive Plan.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: November 8, 2004

REVIEWED BY: _____

DATE: November 8, 2004

REFERENCE NUMBER: FS\CC\2004\CPC.04008

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for October 27, 2004 PLANNING COMMISSION MEETING

P.A.S.#: Comprehensive Plan Conformance #04008 **Date:** October 15, 2004

PROPOSAL: Antelope Valley Redevelopment Plan to determine conformity with the *Lincoln and Lancaster County 2025 Comprehensive Plan*.

CONCLUSION: The proposed redevelopment plan is in conformance with the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Find that this request is in conformance with the Comprehensive Plan.
-------------------------------	---

GENERAL INFORMATION:

LOCATION: Two areas adjacent to Downtown, consisting of the North Bottoms Neighborhood bounded by Salt Creek on the north, Antelope Creek on the east, Interstate I-180 on the west, and the BNSF Railroad tracks on the south; and all or portions of the neighborhoods east and northeast of Downtown, generally bounded by 17th Street on the west, the BNSF Railroad tracks on the north, 27th Street on the east, and D and E Streets on the south.

EXISTING ZONING:

I-1	Industrial District
P	Public Use District
H-3	Highway Commercial District
O-1	Office District
O-2	Suburban Office District
B-3	Commercial District
B-4	Lincoln Center Business District
R-2	Residential District
R-4	Residential District
R-6	Residential District
R-7	Residential District
R-8	Residential District

EXISTING LAND USE: Residential, commercial, industrial, and public in North Bottoms; also mixed use northeast and east of Downtown including industrial, residential, commercial, and public uses.

ASSOCIATED APPLICATIONS: None.

HISTORY: The Antelope Valley Project is a long-term, joint effort of the University of Nebraska-Lincoln, the Lower Platte South Natural Resources District, and the City of Lincoln to address flood control, transportation and community revitalization issues in the area adjacent to Antelope Creek east and

north of Downtown. As required by the Nebraska Community Redevelopment Act, the City commissioned a Blight and Substandard Determination Study which was completed in April 2003. City Council declared the Antelope Valley Area “substandard and blighted” in July 2003.

COMPREHENSIVE PLAN SPECIFICATIONS:

- *Antelope Valley Major Investment Study: Amended Draft Single Package, City of Lincoln; May 1998, Updated November 1998. (among the subarea plans from the 1994 Comprehensive Plan carried over into the 2025 Comprehensive Plan) (p. F156)*
- *Strategies for Existing Residential Areas...Encourage a variety of housing types in the Downtown and Antelope Valley area. (p. F73)*
- *Guiding Principles for Existing Commercial Centers:
Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented.
Encourage mixed-use commercial centers, including residential uses on upper floors and at the rear of commercial buildings.
Maintain and encourage ethnic commercial establishments that are convenient to existing neighborhoods. (P. F49)*

ANALYSIS:

1. This is a request to review a proposed Antelope Valley Redevelopment Plan for a determination of conformity with the Comprehensive Plan.
2. Antelope Valley as described in this plan is a large area bordering Downtown on the north, northeast, and east. The boundaries of the area are set forth more specifically on the attached map.
3. The Plan describes in general terms the neighborhood revitalization activities called for in the Antelope Valley Amended Draft Single Package, incorporated into the Comprehensive Plans of the community since 1998.
4. The plan describes two specific projects—an infill housing project at 23rd and Vine Street (Community Unit Plan approved as “Liberty Village”) and a “Neighborhood Enhancement” project to focus public and private improvement efforts on the Antelope Valley residential neighborhoods. Those projects would become eligible to propose detailed redevelopment agreements under this plan. All of the other projects generally described in the plan are for purposes of illustration of the redevelopment concepts and would require Plan Amendments prior to adoption of specific redevelopment agreements. All future amendments will be submitted to Planning Commission for review as to conformance with the Comprehensive Plan and must be approved by City Council.
5. The plan emphasizes mixed-use projects in the existing commercial areas of Antelope Valley project, in conformance with guiding principles of the Comprehensive Plan.

6. The plan emphasizes a variety of housing types, in conformance with the Comprehensive Plan.
7. The Antelope Valley Plan anticipates using multiple funding sources, including Tax Increment Financing from private development in the project area to pay for infrastructure and improvements such as property acquisition, site preparation and remediation, property demolition, utility improvements, facade improvements, parking improvements, and improvement of pedestrian facilities and provision of streetscape amenities.

Prepared by:

Edward F. Zimmer, Ph.D.
441-6360, ezimmer@lincoln.ne.gov
Historic Preservation Planner

DATE: August 23, 2004

APPLICANT: Marc Wullschleger, Director of Urban Development
808 "P" Street, Ste. 400
Lincoln NE 68508
(402) 441-7606

CONTACT: Urban Development Dept./ Wynn Hjermstad
808 "P" Street, Ste. 400
Lincoln NE 68508
(402) 441-8211

COMPREHENSIVE PLAN CONFORMANCE NO. 04008, ANTELOPE VALLEY REDEVELOPMENT PLAN.

PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 27, 2004

Members present: Carlson, Taylor, Larson, Pearson, Carroll and Bills-Strand; Marvin, Sunderman and Krieser absent.

Staff recommendation: A finding of conformance with the Comprehensive Plan.

Ex Parte Communications: None.

Proponents

1. Wynn Hjermstad of the **Urban Development Department** presented the proposal which seeks a finding of conformance with the Comprehensive Plan. This is referred to as the “three-legged stool” – transportation, stormwater and revitalization. The transportation and stormwater “legs” are under construction. The Redevelopment Plan is the third leg, which brings the other two together to make this are of our city a better place to live. There are three partners in the project: the City, the Lower Platte South NRD and the University of Nebraska-Lincoln.

Regarding public process, there were three Mayor committees: one looked at neighborhood issues, one looked at the East Downtown area and one looked at Whittier. In addition, the Joint Antelope Valley Authority (JAVA) worked with a citizens committee. There was also a staff committee and consultant team. RTKL out of Dallas, TX, was the consultant and they helped provide the framework. Once the “draft” plan was developed, it was presented to all of the committees and the JAVA board. The City Council needs to approve the Redevelopment Plan, but it has also been reviewed by the JAVA board and they recommend that it be approved. The proposal has been presented at a precouncil meeting; Urban Development has met with property owners that could be affected; and today, a program was taped for broadcasting on Channel 5 to continue to get the word out to the public.

Why we are doing this? Hjermstad stated that the transportation portion is to move traffic safely and efficiently; the stormwater element will eliminate the potential for flood damage to 200 businesses and 800 residences; and when it comes to community revitalization, Lincoln has chosen not to go the way of other big cities with a lot of effort being put back to rejuvenating the core of the City. With Antelope Valley, we’re saying we do not want to do the “pay me now, pay me later” method where we don’t invest now and let things deteriorate. The Angelou study talked about 70% of new jobs coming from entrepreneurs here in Lincoln. Antelope Valley provides some locations for those new entrepreneurs—those new jobs—that want to be Downtown or near Downtown and near the University. There are also housing choices. Downtown is the biggest employment center in Lincoln. There is a demand for housing Downtown. We want to make the areas surrounding Downtown better to continue to help

strengthen Downtown. This might include row homes, granny flats, mansion homes (apartment units that look like old houses). This will provide more choices for people that like the Downtown atmosphere.

This plan goes way beyond the requirements of the state statutes that must be followed for a redevelopment plan. We talk about health and human services, i.e. what about the people that are already there? What about the low or moderate income people? We don't want to displace those people. We are addressing the needs of the people that are already there.

In terms of projects, this area includes the North Bottoms, Clinton, Malone, Hawley, Woods Park, Near South and East Downtown neighborhoods. Urban Development will be back many times to amend the Plan.

In terms of statutory requirements, Urban Development is looking for actual approval of two projects with this Redevelopment Plan: an affordable housing project between U and V Streets, 23rd to 24th Streets, including new single family affordable homes; and neighborhood enhancement. There are a number of strategies to enhance the neighborhoods that are there now. That includes doing basic infrastructure, including alleys, sidewalks and providing financing resources to people that qualify to put porches back on their homes. In some cases there may be some removal of housing replaced by new housing.

There are currently two concepts that are "boiling but not quite cooked yet" – one in Malone area with some new housing, and the other in East Downtown looking at potentially some research and development and some new housing. Both of these projects are only concepts at this point. These are projects that do not have to wait until the floodplain improvements are done.

In addition to the new projects and concepts, 29 other potential projects have been identified.

Hjermstad stressed that this Redevelopment Plan is a guide – the two concepts and the 29 projects are a guide. The fact that we have identified these projects gives us a start but it doesn't mean that everything will happen.

2. Kent Seacrest added that the 140 page Redevelopment Plan document is on the City web site under "Antelope Valley", and there are copies of an executive summary available.

Carlson noted an e-mail from a couple who are being moved out of their rented space for their business and have purchased property which is now in one of the concept areas. What are we going to do to respect those that are already making investments? Hjermstad indicated that they would encourage others to join in. Although the projects have been identified, they are not city projects. If people that are there take the initiative to make the improvements, that is great. The ideal is for them to do it and not for the city to have to come in behind and do it. We are looking for the owners to go ahead and make improvements that fit in.

Hjermstad added that a critical part of redevelopment are the trails, parks and open space. A big piece of the revitalization area is providing that green space and the trail system. There is a pretty extensive trail network that is also part of the Redevelopment Plan.

Pearson inquired whether 27th Street from Cornhusker to “O” Street is under a different redevelopment plan. Hjermstad confirmed that to be within the 27th Street Redevelopment Plan which goes from “O” Street to Leighton Avenue. That is considered a “sister” plan.

3. Michelle Waite, Community Relations Assistant to Chancellor Harvey Perlman, testified in support on behalf of the **University of Nebraska-Lincoln**. The University considers the Redevelopment Plan as the third leg of the stool that actually puts the glue together to create a more cohesive integral plan. The University views itself as an integral part of Downtown and believes the Downtown benefits from the University. The University master plan reflects future research space east of 17th Street between Vine and R, which includes the Beadle Center. The Antelope Valley project will resolve the floodplain problems in this area. The new research grants require hiring new faculty and recruiting graduate students. Space is now a major factor limiting the University’s research growth. The Redevelopment Plan will assist this expansion opportunity and provide many economic development opportunities and national recognition in academic and scientific research. It provides a vibrant area, while enhancing the quality of life. The plan will benefit the entire community.

4. Tom Huston, 233 S. 13th Street, Suite 1900, testified in support on behalf of his clients who desire to remain anonymous at this point in time. He represents a team of developers who have joined forces and will conduct redevelopment in this area. His clients have unique specialties and unique expertise in developing housing products and other mixed use products that we don’t see in Lincoln, i.e. continuing care retirement community; mixed use project development combining retail and market rate housing; and parking structures, combining parking with market rate housing and work force housing, providing full range of housing opportunities. These developers are trying to put the right “ingredients in the pot to get it cooking.” As a preliminary step and statutorily required step, the proposed Redevelopment Plan has their full support and they hope to bring projects forward as soon as they “get the ingredients to a boil.”

5. Randy Stramel, 4330 Sumner Street, testified in support as a member of the **JAVA Citizens Committee** and read a letter presented by the JAVA Citizens Committee to the JAVA Board on October 14, 2004. The Redevelopment Plan builds the third component of Antelope Valley. The Citizens Committee has watched and participated throughout the process. Public involvement has been exceptional.

6. Betsy Kosier, 3401 Grimsby Lane, testified in support as a member of the **Downtown Lincoln Association Board** and Co-Chair of the **East Downtown Subcommittee** for the Antelope Valley project. The DLA Position Statement endorsing the Redevelopment Plan was submitted. Since 1997, DLA has played an active role in the Antelope Valley process. DLA sees a number of strengths in the Plan: 1) the emphasis on “O” Street as an entryway to Downtown; 2) strong focus on residential development for a wide range of income levels; 3) locations for one or more corporate campuses; 4) continued recognition and improvement of the University; 5) targeted retail development that emphasizes smaller scale service oriented retail that supports area residents, rather than large scale more extensive retail that could conflict with the Downtown core; and 6) strong commitment to quality urban design principles. The concerns of DLA have been considered in this plan, particularly in light of the Downtown Master Plan that is well underway that needs to have a strong interface with the Redevelopment Plan. DLA will

continue to be involved with the project. Antelope Valley is anticipated to one day anchor the East Downtown area in the same way the Haymarket anchors the west area of Downtown.

With regard to the East Downtown Committee, the participants have had their concerns addressed and reflected in the plan and is in full support.

7. Bruce Bohrer, Lincoln Chamber of Commerce, testified in support. The Chamber has been a strong proponent for the Antelope Valley plan since about 1999. It is a good example of what can be accomplished with the partnerships and cooperation from the private sector. A key component to the Chamber is the economic development component and the research efforts by the University are fully supported. If we do this right, it will be a magnificent area for some of the spin-off companies in East Downtown.

8. Beth Thacker, 5300 Lowell Avenue, testified in support on behalf of the **Great Plains Trails Network (GPTN)**. She is also a member of the Mayor's Citizens Advisory Committee, the Whittier Subcommittee, the Bicycle and Pedestrian Advisory Committee and the 8th Street Committee. The GPTN supports all aspects of the Plan, but in particular, the bicycle and pedestrian facilities. The new channel trail will serve as a link to six major trails leading into the Downtown and University campus areas. This plan will revitalize and enhance the surrounding neighborhoods, the Downtown area and the University campus.

9. Delores Lintel, 5600 Cloudburst Lane, testified in support as past president of **Clinton Neighborhood Organization**. She is also currently co-chair of the Neighborhood Citizens Committee and serving her second term on the Citizens Advisory Committee of Antelope Valley. During the 1960's, in an attempt to solve growing awareness of traffic problems, the City developed a plan for a major road from Downtown across residential areas to a proposed development northeast of the city. A group of residents organized the Clinton neighborhood and took on the challenge of defeating the Northeast Radial project. The City learned that the responsible, interested and involved citizen does care what happens and should be listened to. In 1995, the Antelope Valley Redevelopment Plan was proposed and the goals were to improve traffic, water management and neighborhood revitalization. The citizens were invited and urged to participate. That was a 180 degree turn in attitude regarding citizen involvement. There was a consensus of the community reached in this Redevelopment Plan.

10. Jim Cook testified in support as a member of the **JAVA Citizens Committee**. He also serves on the Asian Community Cultural Center Board and the Neighborhoods, Inc. Board. He has watched the core of the community slowly whither away. This is no time to mitigate, to quantify, to narrow our view—this is the time to make our plans grand. We need to think about solving the hopes and the dreams of those who will live in this new development. This is not a plan drawn by a few for a few. It is a plan that is drawn by many for all of us in hopes that as our community grows. We are going to be a community of which we can be proud.

*** 10 minute break ***

11. Terry Uland testified in support on behalf of **Neighborhoods, Inc.** The Antelope Valley process has delivered a good vision and good plan for the redevelopment area. The Board and staff of

Neighborhoods, Inc. is anxious for the Redevelopment Plan to become real projects that will require hard work. Neighborhoods, Inc. has worked closely with the Urban Development Department to anticipate ways to help the plan become reality. Neighborhoods, Inc. has already raised downpayment assistance from a new source for the Liberty Village project. Neighborhoods, Inc. has already been doing preliminary work on the exploration of other resources to help the potential projects work financially. These include capital funds and technical assistance from neighborhood reinvestment; new market tax credits and equity equivalent investments which are specialized investment projects (banks have shown an interest in making these funds available for Antelope Valley); and below market rate construction loans from organizations like the Fanny Mae Corporation.

12. Glenn Cekal, 1420 C Street, testified in support, but suggested that there has not been enough emphasis on the periphery of the redevelopment area. He suggested that Building & Safety needs to start enforcing all of the laws and develop a more common sense, effective definition of the word “blight” so that these older areas can be properly maintained.

Opposition

1. Danny Walker testified that he is not necessarily objecting to the overall project; however, he believes that the University of Nebraska is the major benefactor in the total picture. He does not believe that is fair to the rest of the citizens of the community. The University is going to benefit from having 50 plus acres pulled out of the floodplain with this project. There are other areas of Lincoln bigger than the University that would really appreciate being pulled out of the floodplain, and those areas are neighborhoods that are not considered a transient population, like the University. In the future, before we start dropping hundreds of millions of dollars into a fly-by-night project such as this, we should do some careful consideration to see where the money could be better spent.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

October 27, 2004

Larson moved a finding of conformance with the Comprehensive Plan, seconded by Taylor and carried 6-0: Carlson, Taylor, Larson, Pearson, Carroll and Bills-Strand voting ‘yes’; Marvin, Sunderman and Krieser absent. This is a recommendation to the City Council.

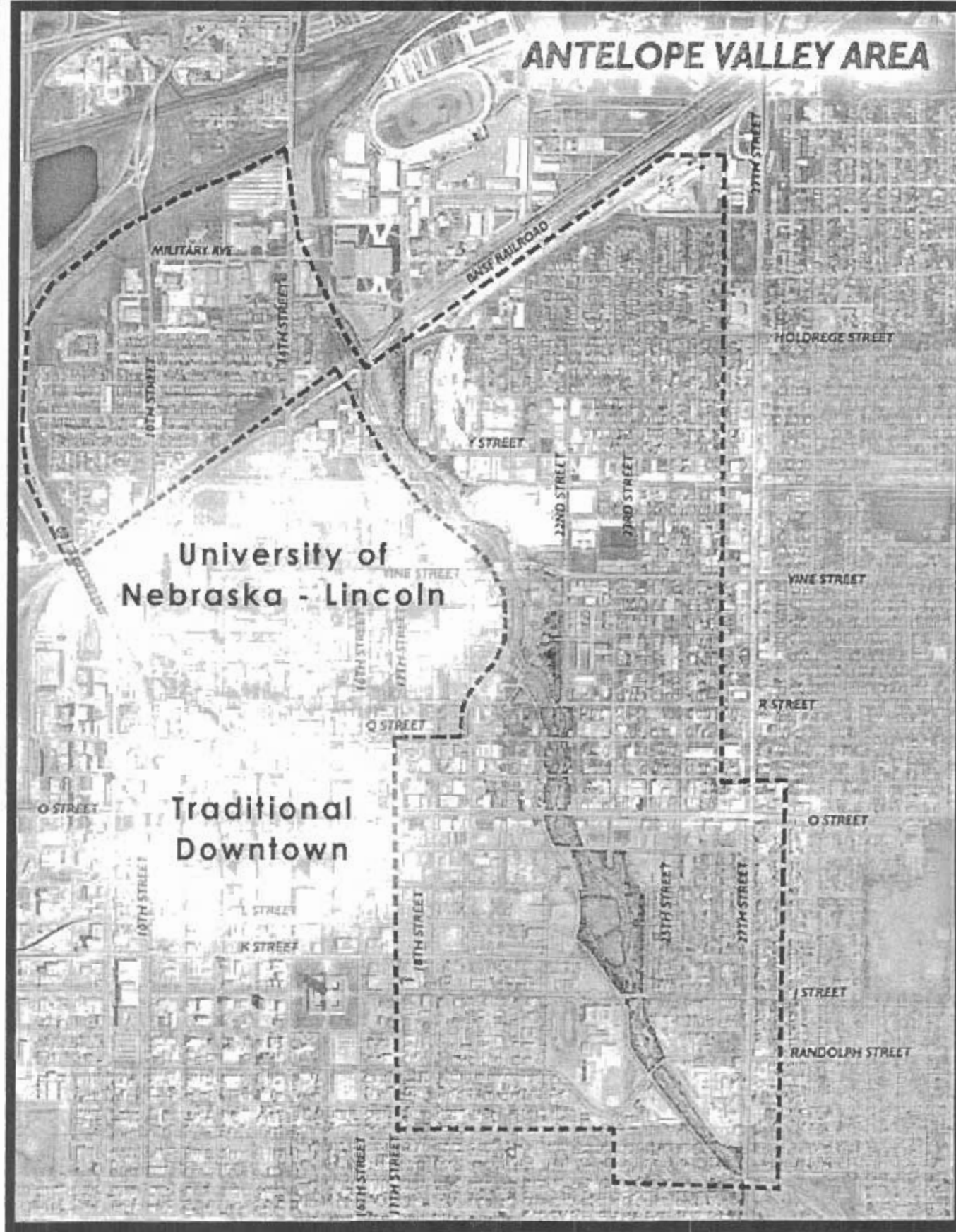


Figure 1

ANTELOPE VALLEY REDEVELOPMENT PLAN

An Executive Summary

Why was this plan prepared?

The Antelope Valley Area of Lincoln includes an important part of Lincoln's traditional center. In spite of its key location, the Antelope Valley Area has not witnessed the same level of economic investment and reinvestment as other parts of Lincoln. In fact, over the last decades, major signs of blight and sub-standard conditions have surfaced.

Typically, in other cities, this deterioration would result in the "flight" of middle and upper income households away from the city's center. Flight creates inequalities and causes social, economic, political and environmental problems which most cities wait too long to address. Lincoln has not yet experienced major flight and it is still "one community." Antelope Valley Projects are based on the need for investment now to protect and enhance Lincoln's core, avoiding vastly more expensive "fixes" that would be needed later.

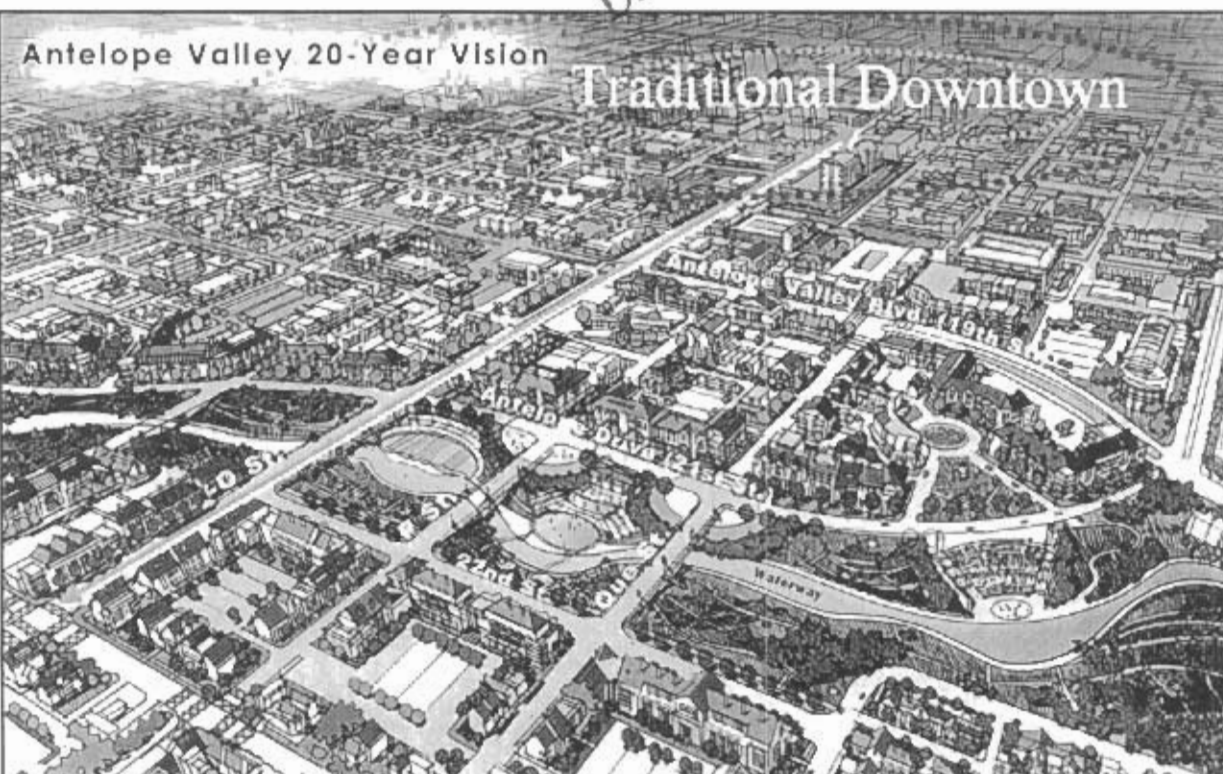
To address the problems in the Antelope Valley Area and to help spur redevelopment activities, three governmental agencies joined forces - the City of Lincoln, the University of Nebraska-Lincoln (UNL), and the Lower Platte South Natural Resources District. Together, they developed and approved the Antelope Valley Projects, which address three community redevelopment purposes:

- Flood Control,
- Transportation Improvements, and
- Community Revitalization.

The three governmental partners formed an administrative body, known as the Joint Antelope Valley Authority (JAVA) to implement the Antelope Valley Projects. (See Figure 1 on page 2.) Over the next ten years, JAVA will coordinate final design, property acquisition, tenant and property owner relocation and construction efforts for these projects.

When the flood control projects are completed, 336 commercial and industrial structures, 961 residential structures and 50 acres of UNL property will be removed from flood plain designation. Transportation improvements - including safer railroad crossings, more effective street alignments and an expanded trails network - will improve access to and from the Antelope Valley Area.

As the first Antelope Valley Projects are completed, the positive changes in flood control and transportation will be catalysts that trigger major community revitalization of the Antelope Valley Area. *The Antelope Valley Redevelopment Plan* is a 20-year vision of that revitalization. It paints potential new community enhancement projects and reinvestments in broad strokes, while encouraging the private sector to use its creativity to fill in the details. Working together and using this *Redevelopment Plan* as a flexible guide, public and private sector investment can bring vitality to the Antelope Valley Area.



Costs and Benefits

The estimated cost for the Antelope Valley Projects is \$225 million (2002 dollars). A professional economic report estimates that this large investment will produce public benefits worth over \$745 million. Another market economist has projected that for every Antelope Valley dollar expended, the private sector will respond with at least three dollars of investment.

Background and Process

Located to the north, east and southeast of Traditional Downtown and the University of Nebraska, the Antelope Valley Area is named for Antelope Creek which flows through it. The area includes:

- **East Downtown**, located between the eastern edge of Traditional Downtown (17th Street) and the new waterway (21st Street) and between K and R Streets, it is sometimes referred to as "Autoland"

because of the heavy predominance of car dealerships, motor vehicle repair services, commercial uses and parking lots in the area.

- **Neighborhoods**, including: all or parts of seven residential neighborhoods: North Bottoms, Clinton, Malone/Hawley, Woods Park, Near South and Downtown.

When the area was evaluated, it was found to meet requirements to be "blighted." In June, 2003, the City Council officially declared the area "blighted and substandard" in accordance with Nebraska Community Development Law. That declaration opened the door to creating the *Antelope Valley Redevelopment Plan* for the area.

The Plan, in turn, permits the City to enter into redevelopment contracts with the private sector to implement redevelopment projects, construct public improvements, buy and sell real estate, issue bonds and

other forms of indebtedness and to receive tax proceeds through Tax Increment Financing.

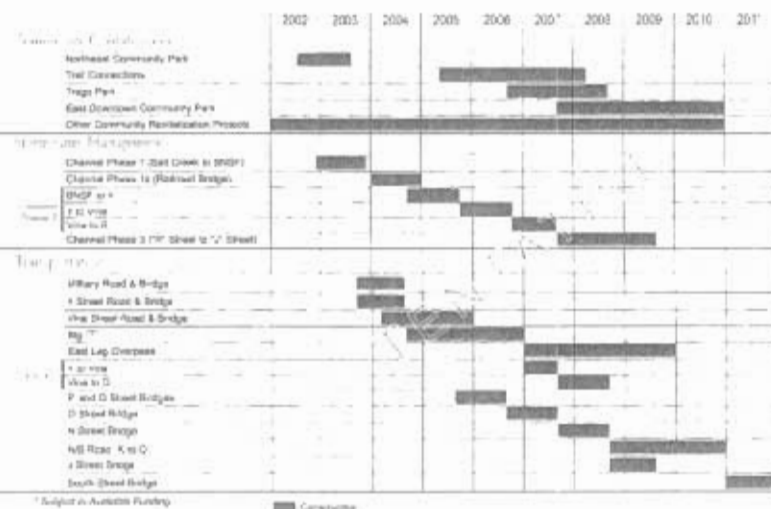
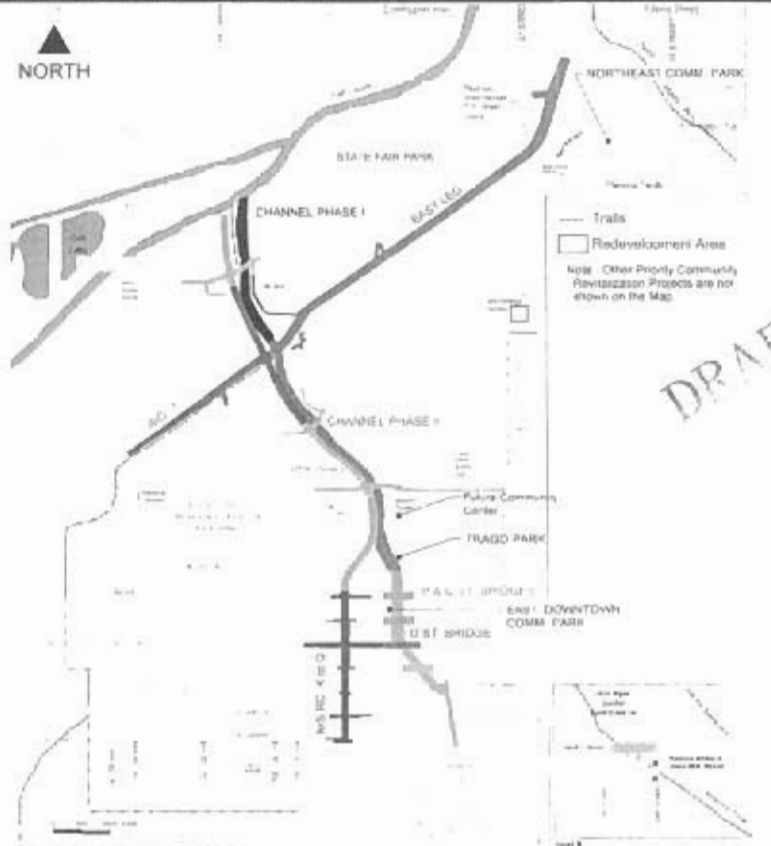
Creation of the *Redevelopment Plan* involved many people and organizations. Three committees, representing a cross section of the City and Antelope Valley Area residents, were appointed by the Mayor to help guide the preparation of the Redevelopment Plan: the East Downtown Citizen Committee, the Neighborhood Citizen Committee, and the Whittier School Citizen Committee. A Downtown Lincoln Association (DLA) subcommittee also participated in the process.

What's in the plan?

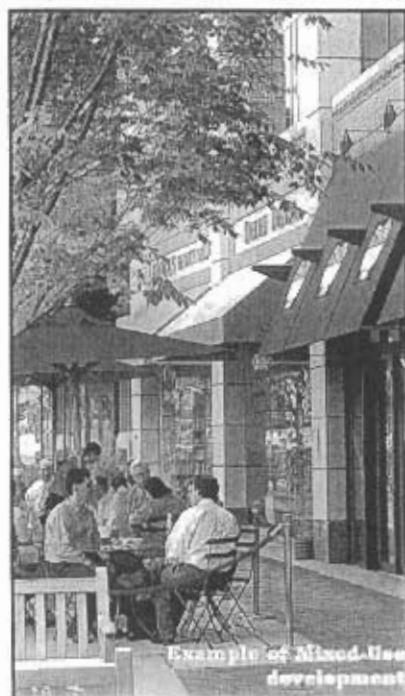
First, all of the elements of the existing situation were reviewed: land uses and zoning, demographics, building and site conditions, public facilities, utilities and infrastructure, transportation, street lighting and parking,

Figure 1: Antelope Valley Projects

- **Construct a landscaped Antelope Creek waterway from "J" Street to Salt Creek designed to safely carry 100-year flood waters.** Floodway improvements will remove 335 commercial and industrial structures, 961 residential structures and 50 acres of the University of Nebraska-Lincoln (UNL) property from flood plain designation. The attractive new waterway will generate new public recreation opportunities, while encouraging new private reinvestment.
- **Construct a new north/south arterial roadway (the Antelope Valley Parkway) that will connect "K"/"L" Streets (at S. 19th Street) and N. 14th Street (near Cornhusker Highway). Construct a second new east/west arterial roadway connecting 9th/10th Streets (near Memorial Stadium) and 27th Street (near Theresa Street).** The 5.2 miles of new roadway will improve traffic flow in the central core and to northeast Lincoln, reduce through traffic on 16th/17th Streets on the University Campus and relieve congestion on other center city arterials and local streets. Together, the two roadways eliminate two dangerous mainline at-grade railroad crossings (N. 14th & N. 17th Streets) which are used daily by over 80 freight and coal trains that block motorists, emergency vehicles and business commerce for over five hours per day.
- **Develop a new northeast community park and recreation fields west of N. 33rd Street & Leighton Avenue.** The new 30 acre park, called Fleming Fields Recreational Sports Park, opened in the spring of 2004 and has added needed central city recreation opportunities.
- **Create a Downtown/UNL bike trail loop connecting six existing and proposed trails to provide direct access to Downtown and UNL City Campus.** These new trails will provide pedestrians and bikers connections to Downtown, the University, neighborhoods, employment centers, schools and community and cultural centers.
- **Improve cultural centers, community learning centers and human services.** Stabilize and sustain Lincoln's cultural centers, while adding new Community Learning Centers that provide new multi-cultural opportunities and human services closer to residents' homes.
- **Redevelop the East Downtown and neighborhood retail areas with mixed-use housing, retail and office opportunities.** The new public investments will encourage economic development, research and development, job creation, and private sector reinvestment. New mixed-use commercial developments are planned in East Downtown and the Neighborhoods: O Street (17th to 27th Streets), N. 27th Street (O Street to Holdrege Street), S. 27th Street (Randolph Street to Capitol Parkway) and N. 10th Street (Charleston Avenue to Millary Avenue).
- **Enhance residential neighborhoods with a proper balance of new residential housing products and reinvestment in existing housing stock.** Encourage mixed income neighborhoods with expanded housing choices, including new affordable housing and new loft, multi-story and row homes in close proximity to Downtown, the University and the new waterway. At the same time, maintain and enhance existing quality housing stock.



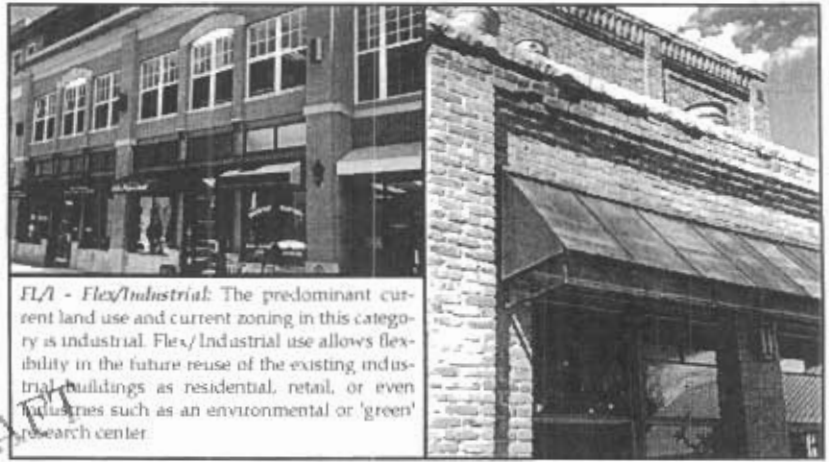
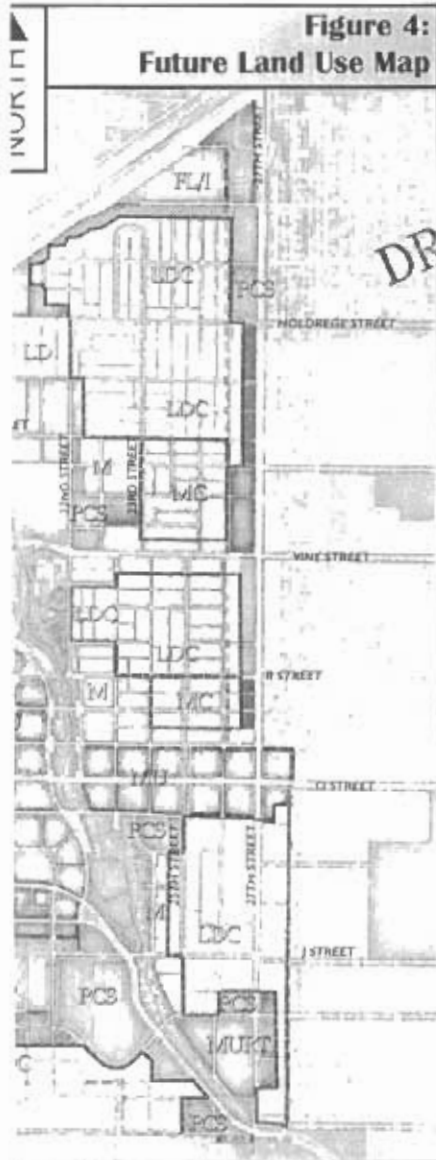
Who benefits from this plan? You do, along with everyone else in Lincoln. A strong, sustainable city center benefits everyone. A healthy, active city center means more restaurants to choose from, more customers for theaters, shops and banks. It means more recreation and entertainment possibilities. It means more jobs and businesses, more multi-income housing choices, more cultural events, and – yes – a healthier tax base. It means an even better Lincoln for everyone to enjoy!



1. **More Choices** - Provide people more choices in housing, shopping, neighborhoods, employment, recreation, entertainment and transportation.
2. **New Residential Products** - Encourage a range of housing types (single-family, apartments, row homes, granny flats, condominiums and live/work units) giving citizens of different incomes, ages and family sizes a wide range of choices.
3. **Compaction** - Compact development patterns help assure that a City uses its land, infrastructure, transportation and human resources wisely.
4. **Unique Attributes** - Approach planning and design as an interdisciplinary effort. Define and understand a neighborhood's unique sense of place by honoring its quality attributes and characteristics.
5. **Easy Walking Distance** - As many activities as possible should be located within easy walking distance of trails and transit stops. Walkable communities are desirable places to live, work, play, learn, and worship.
6. **Open Spaces** - Establish parks, gardens, trails, plazas, playgrounds, and other open spaces that provide recreation and green areas to support existing and future residents and workers. Open space bolsters residential living and economic development.
7. **Public Spaces** - Public spaces should encourage a presence of people at all hours of the day.
8. **Conservation** - Redevelopment should help conserve resources and minimize waste.
9. **Economic Development** - Create economic development patterns that support the existing business community and promote new business development opportunities. Protect critical economic enterprise areas and promote a variety of locations for economic activities.
10. **Commercial Buildings** - Promote a range of urban commercial building types with at least two floors to assure a range of commercial uses and employment choices.
11. **Economic Restructuring** - Companies and job markets must recognize the current restructuring of the local, regional, national and international economies.
12. **Sustainability** - Redevelopment should follow the "sustainability" principles of equity, economic development and environment.
13. **Public Services** - Schools, infrastructure and services should support the planned levels of residential, office, service and retail development. Quality public amenities and infrastructure will attract private sector development to enhance economic viability and quality of life.
14. **Regional Services** - Regional uses and services (e.g., government, library, convention centers, stadiums, museums, etc.) should be located in the Downtown environs.
15. **Broad Support** - For a community to be successful in implementing its vision, both the public and private sector must embrace the vision.
16. **Participation** - Encourage resident stakeholder and citizen participation in continued planning efforts and decision making. People are the best resource for visioning and investing in the future.
17. **Public Decisions** - Make public incentives and public redevelopment decisions predictable, fair and cost-effective.
18. **Incentives** - Provide incentives and tax policies to support urban infill/consolidation including brown field redevelopment and the redevelopment of underutilized lands and buildings.

Use Patterns

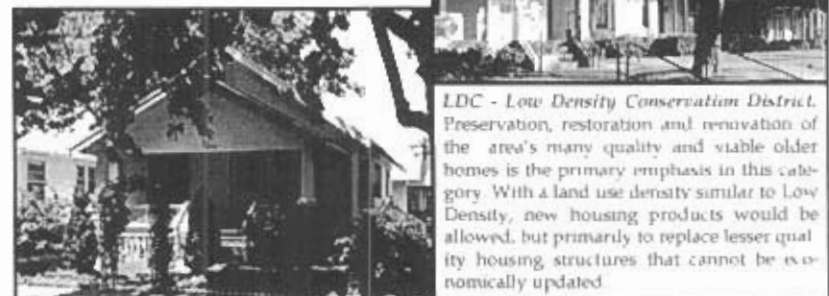
ong-range vision for the Antelope Valley Area.
 isioned patterns. Brief descriptive summaries,
 h respective land use category.



FLI - Flex/Industrial: The predominant current land use and current zoning in this category is industrial. Flex/Industrial use allows flexibility in the future reuse of the existing industrial buildings as residential, retail, or even industries such as an environmental or 'green' research center.



LD - Low Density: This land use pattern encourages new housing products and mixes with low housing density to strengthen surrounding and adjacent neighborhoods. Where appropriate, the existing architectural and single-family development patterns should be honored.



LDC - Low Density Conservation District: Preservation, restoration and renovation of the area's many quality and viable older homes is the primary emphasis in this category. With a land use density similar to Low Density, new housing products would be allowed, but primarily to replace lesser quality housing structures that cannot be economically updated.



M - Medium Density: Found in most neighborhoods, this medium density residential land use category encourages new mixed income housing products with strong design characteristics. While current quality housing structures should be retained, lesser quality housing should be replaced with new quality housing products.



MC - Medium Density Conservation District: Preservation, restoration and renovation of the area's many quality and viable older homes is the primary emphasis in this category. With a land use density similar to Medium Density, new housing products would be allowed, but primarily to replace lesser quality housing structures that cannot be economically updated. "Slip-in" apartments should be encouraged to provide a new exterior facade that is more compatible with the surrounding residential structures.



Two Redevelopment Projects

• Vine Street

Bounded by Vine and U, 24th and 23rd Streets, the Vine Street Redevelopment Project will encourage new housing products and mixes that are slightly denser than the surrounding and adjacent neighborhoods. The Redevelopment Plan recommends new single-family affordable housing which will be attractive to first-time home buyers. An increase in homeownership will strengthen the surrounding neighborhoods.

Design of the new housing should be architecturally appropriate to respect the historic quality of the Hawley Neighborhood and its multi-cultural demographics.

• Neighborhood Enhancement

To help jump start the private sector for reinvestments, strategic and concentrated areas should be improved first to create a visible improvement to key portion(s) of the neighborhoods in a relatively short time. These projects are called "Neighborhood Enhancement Redevelopment Projects" and are envisioned in all the neighborhoods of the Antelope Valley Area, beginning in the Malone/Hawley neighborhood

Neighborhood Enhancement involves a variety of strategies and improvements:

- Improve utilities and streetscapes on major pedestrian and vehicular corridors.
- Identify existing buildings which should be preserved. New developments should integrate these significant existing properties into future development concepts.
- Improve existing housing which has been negatively impacted by deferred maintenance or past modifications inconsistent with the style or context of the house. Provide financial assistance or incentives to property owners to make improvements that make the building more sound and more compatible with the surrounding neighborhood.
- Identify properties that may be opportunities for key commercial redevelopment.
- Identify the few instances of blighted and dilapidated housing. Purchase and clear the property and either replat it to adjacent land owners or redevelop it into new mixed density housing.



Figure 5: Vine St. Redevelopment Project



Two Redevelopment Concepts

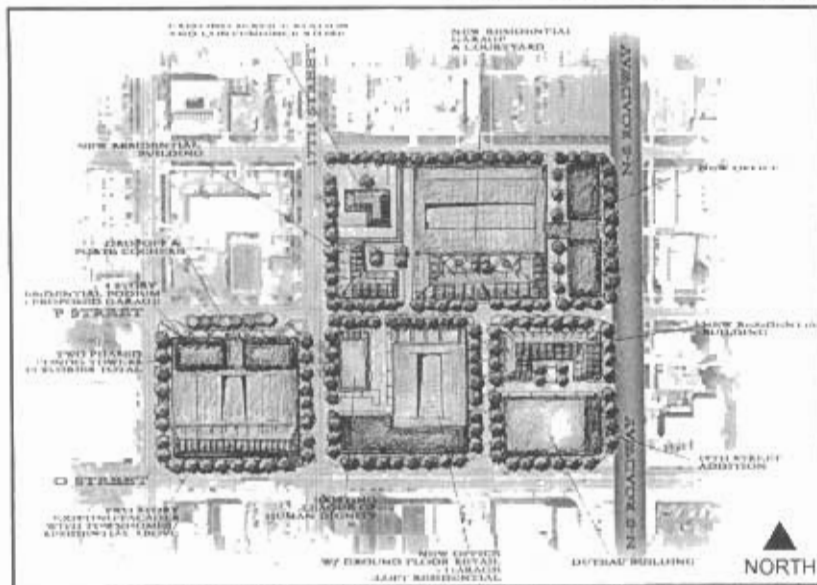


Figure 6: Proposed East Downtown Redevelopment Concept



Figure 7: Proposed Malone Neighborhood Redevelopment Concept

• East Downtown

The East Downtown Redevelopment Concept is located roughly between 16th and 19th, O to Q Streets. It includes mid-rise, mixed-use buildings, such as residences, research and development activities, office and retail uses. Street-oriented infill development should be compatible with quality existing buildings, like the former Duteau building.

East Downtown would be ideal for Nebraska alumni and other types of residential housing, enabling residents to be in close proximity to Downtown restaurants, entertainment and amenities, while also being within walking distance of UNL's educational, cultural and sport activities.

East Downtown also abuts the UNL public research and development facilities. It is anticipated that private sector research and development enterprises would be interested in locating here to be in close proximity to the University's R & D activities. Together, these uses would spin off other desirable land uses.

Figure 6 illustrates a potential mixed-use vision for East Downtown. This image is illustrative only and different mixes and block locations could achieve similar objectives.

• Malone Neighborhood

The Malone Neighborhood Redevelopment Concept is for redevelopment of an area in Malone between 23rd and 24th, P and R Streets. Residential redevelopment of this area east of the new waterway will help promote maximum private investment adjacent to the waterway, once the designated flood plain is removed.

The emphasis here should be on a quality residential transition between the O Street mixed-use area and the traditional residential neighborhood of the Malone/Hawley Neighborhood. These blocks should be redeveloped with a mixture of traditional and new housing products and designs, for example: row homes, town houses, cottages, and granny flats. To date, not many of these new residential products have been built in Lincoln, but they have proved successful in other cities.

Figure 7 illustrates a potential residential vision for this area of Malone. The image is illustrative only and different mixes or locations could achieve similar objectives.

Future Public Improvements

To realize the 20-year vision contained in the *Antelope Valley Redevelopment Plan*, both public and private investment will be necessary. Public investment can act as a catalyst, making private investment more attractive and feasible. The *Plan* proposes public investment, where necessary, to improve water supply, sanitary sewer and storm sewer systems, communication systems, and transportation systems (streets, sidewalks, trails, and public transit). There are other more specific investments as well, including:

East Downtown Park: In the Antelope Valley Area, there will be many opportunities for passive and active public recreational uses along the new waterway. The main focus of activity will be the East Downtown Park, along the waterway between Q and R Streets. (See Figure 8.)

Planned park facilities include a skating rink, outdoor amphitheater, water fountains, water play features, and other attractive amenities that will help the East Downtown Park be a major public gathering place for events, concerts, and festivals. It will also be a quiet place to stroll, feel the sun, eat lunch, or read a book.

Whittier: The former Whittier Junior High School is both a public problem and resource. It qualifies for listing on the National Register of Historic Places under the U.S. Interior Department as the first junior high school west of the Mississippi River. A citizen committee, after exploring many alternatives, recommended using the 144,000 square foot building for educational and mixed uses. Renovation estimates ranged from \$12 to \$15 million. Exploratory reuse and partnering talks continue between Lincoln Public Schools, the University of Nebraska, the City, and others. For the well-being of the surrounding neighborhoods and the building itself, a course of action needs to be identified soon.

Human and Community Services: Physical surroundings are very important to achieve a successful neighborhood. Yet citizens need more — health, personal well-being, and personal relationships — to achieve a satisfying quality of life in a successful neighborhood. To improve the resources available to achieve those personal needs, the *Antelope Valley Redevelopment Plan* proposes improvements in human and community services, including:

- Expansion of Community Learning Centers (CLC's).
- Strengthening of the financial viability of cultural centers.
- Development of a Joint Community Center in Trago Park.
- Expansion of Elliot School as a Community Learning Center, and
- Expansion of the Peoples Health Center on N. 27th Street.

Financing

The primary burden for revitalization of the Antelope Valley Area must be on the private sector, yet some redevelopment projects will require joint participation by the private and public sectors. Sources for project funding may include:

- Private contributions.
- Tax Increment Financing (TIF).
- Capitol Improvements Program Budget (CIP).
- Community Development Block Grants (CDBG).
- Special Assessments - Business Improvement Districts.
- Municipal Infrastructure Redevelopment Fund (MIRF).
- Advance Land Acquisition Fund.
- Home Investment Partnership Act (HOME).
- American Dream Downpayment Initiative (ADDI).
- U.S. Housing and Urban Development Department - Section 108 Loan Program, and
- Other Federal and State Grants.

Urban Development Strategies

Major Antelope Valley initiatives that should be guided by the City's Urban Development Department include:

- **Implementation of Redevelopment Projects:** The City should take the necessary steps to implement the Vine Street Redevelopment Project and Neighborhood Enhancement Redevelopment Projects.
- **Exploration of Proposed and Potential Redevelopment Concepts:** The City should explore with the abutting property owners and interested developers the feasibility of the East Downtown Redevelopment Concept, the Malone Neighborhood Redevelopment Concept, and the twenty-nine Potential Redevelopment Concepts.
- **East Downtown Park Enhancements:** Fund raising efforts should begin for the East Downtown Park enhancements.
- **Additional Infrastructure:** As redevelopment projects are identified, the City should carefully determine whether new utilities, communication, broadband, transportation, parking and infrastructure systems are needed to handle the new projects and strengthen the surrounding neighborhoods.
- **Other Redevelopment Programs:** The City and relevant stakeholders should continue to implement the Focus Area revitalization strategies, the North 27th Street Corridor and Enterprise Redevelopment Plan, the House Preservation and Infill Program, the Public Art project, and the Free to Grow program.

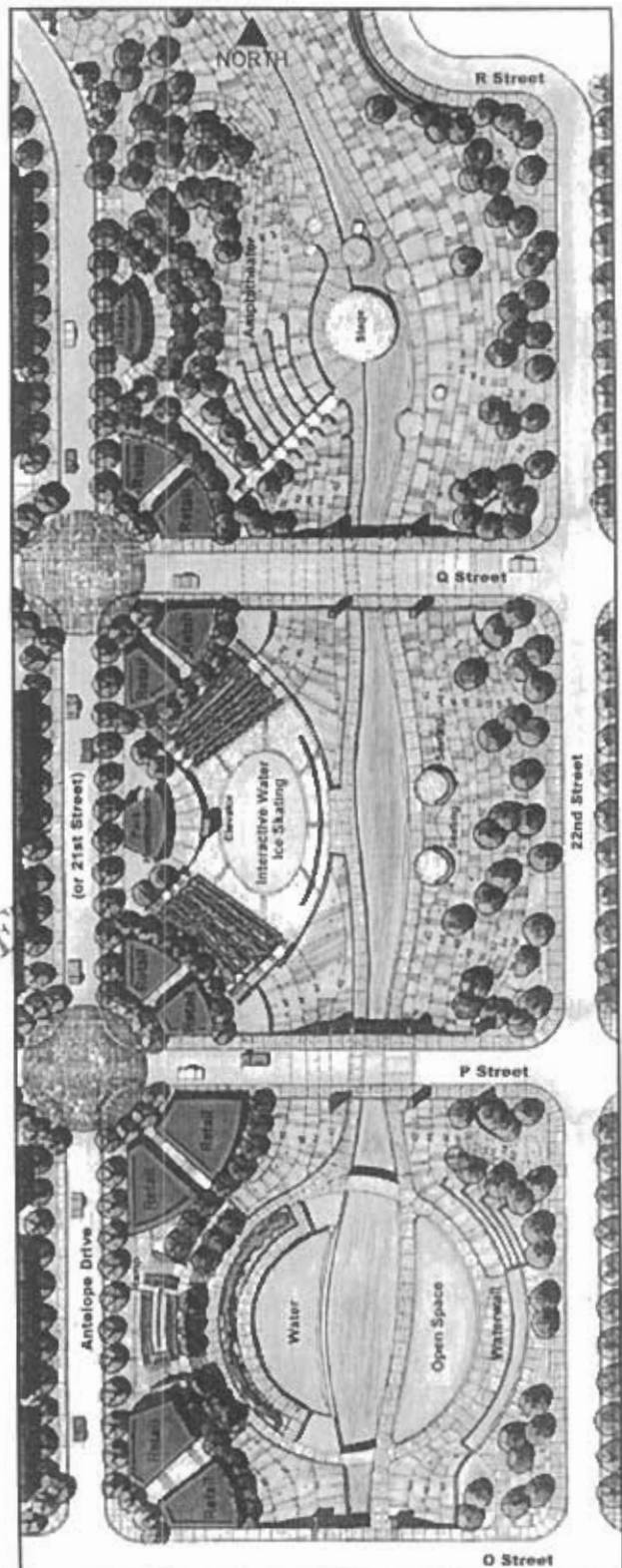


Figure 8: East Downtown Park Plan



Potential Redevelopment Concepts

As part of the Antelope Valley community revitalization planning process, twenty-two *Potential Redevelopment Concepts* were identified. Some are contingent upon future roadway issues, roadway construction, etc., and others may proceed where feasible. (See Figure 9.)

1. Grocery Store

Develop a 15,000-sq. ft. grocery store, possibly south of O and east of 22nd Streets. This includes additional retail space and parking to meet the needs of surrounding neighborhoods, eastbound O Street travelers, and residents living in the left spaces above the retail shops.

2. O Street Mixed-Use

Develop Mixed-Use from the north side of O to P, between 2nd and 25th Streets, that retain the Hispanic Cultural Center building, and develop new ground floor retail fronting on O Street, including upper level lofts, townhomes, and small apartment buildings.

3. Antelope Valley Parkway & O Street Southwest Mixed-Use

Develop new Mixed-Use office/retail developments along O Street, especially near 19th Street and Mixed-Use residential development located along N Street to provide a transition to more core-oriented residential uses farther south.

4. Large Employer Area

Provide an location on the waterway for large scale office development, with easy access via Capitol Parkway. The old brick telephone company building may provide an architectural theme for the redevelopment.

5. Neighborhood Enhancements Subsequent Phases

Potential public improvements may include new street trees, lighting, and sidewalk and curb replacement.

Where necessary, close or bring dilapidated structures and redevelop into new mixed density housing, while incorporating significant existing properties into future development concepts.

Provide maintenance assistance on quality houses for painting, retinting, etc. Whenever possible, encourage reworking past modifications that were inconsistent with the original style or context of the house.

6. N. 14th Street Area

When properties are being sold and funding is available, acquire them with the goal of new housing or green space. Strengthen the housing along 14th Street.

7. North Bottoms University Parking Lot Area

Pursue new medium density residential opportunities. This site will not be available until after the X Street Bridge and related roadways are complete. The final plan will need to be addressed.

8. 10th Street-North Bottoms Main Street

Develop Mixed-Use retail, commercial and residential uses that are integrated in the same building whenever possible and focus on the arts, coffee shops, and neighborhood services. Zero netback buildings with street level outdoor shops can generate a creative pedestrian atmosphere in the area.

9. North Bottoms South Edge

Provide new medium density residential opportunities. Pioneer Park/Open Space buffers the area from I-180. The flood plain issue will need to be addressed and existing businesses relocated.

10. North Bottoms Grocery/Retail

Develop a grocery store-sized to meet needs in the neighborhood and 10th Street travelers. Other retail and commercial uses should provide neighborhood level services, e.g. cleaners, laundry, gas, convenience.

11. Indian Center/Military Complex Community Learning Center

Develop community learning center programs and facilities in coordination with the Indian Center and Military, for example: before and after school child care/activity programs, senior care and activities, health care programs, English Language Learning classes, etc.

12. Military Complex Reuse

Reuse possibilities could include service buildings for UNL, State, County or City agencies, large apartments (4-5 bedrooms) for new immigrant or new to Lincoln families, a multi-cultural business incubator or various commercial uses.

13. Private Sector R&D/Flex Space

Private development should focus on uses ancillary to UNL's proposed research and development facility at the Tetterton/Cushman site. Current industrial zoning creates opportunities for research and development uses, e.g. vehicle testing, outdoor labs, storage, etc.

14. Husker Link Residential Area

Retain existing businesses, and redevelop the site to accommodate medium density residential, with townhomes, multi-unit mansion homes, and multi-family houses fronting on the trail and open space area. The access to UNL/private sector research and development campus is an asset.

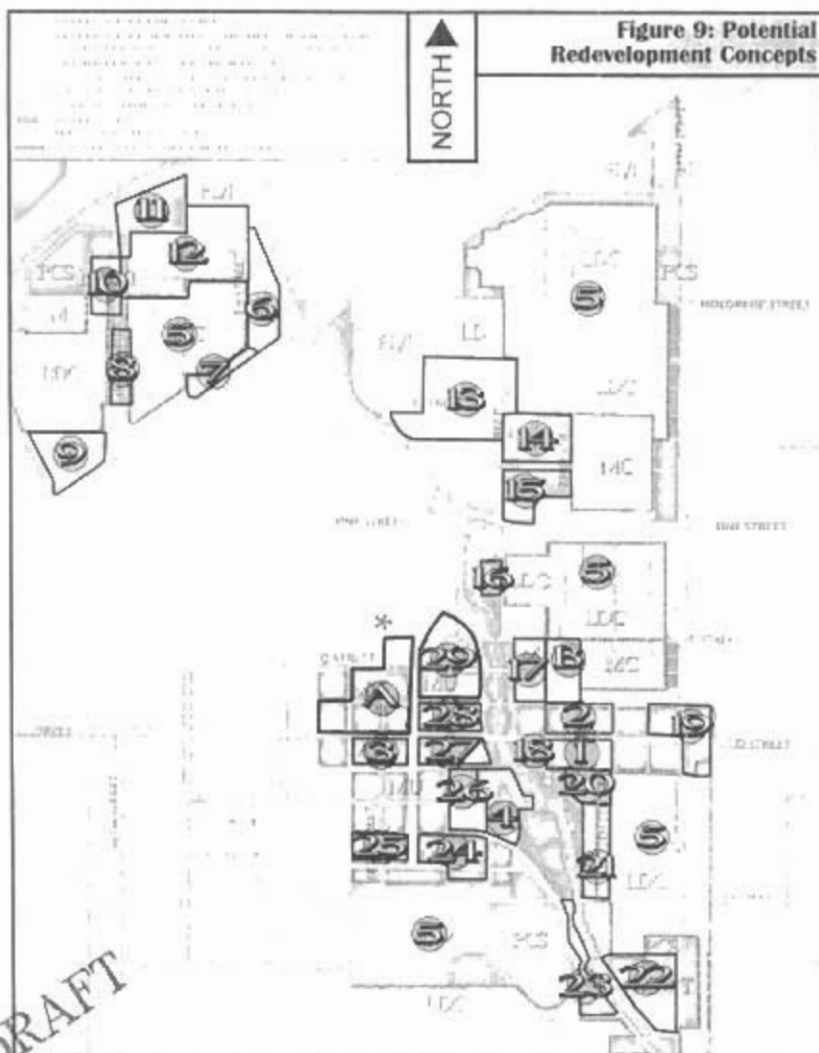


Figure 9: Potential Redevelopment Concepts

15. Whittier Education & Community Learning Center

Reuse the structure for education and educational administration uses, developing learning programs and educational facilities in coordination with Lincoln Public Schools, UNL, and Southeast Community College. Community learning programs should supplement the core programs of the host center.

16. Joint Community Center

Build a new Joint Community Center that will provide community learning opportunities to the neighborhood east, round and incorporate a new neighborhood pool to replace Kaskin Pool.

Work with the Clyde Malone Community Center, if they choose to relocate as part of Trage Park and Central Lincoln Community Center without losing the Clyde Malone Community Center identity.

17. Malone Waterway Residential Area

Develop higher end, quality, medium density residential uses that front on the waterway and park, making the area an attractive, mixed-income neighborhood.

18. N/P Street Corridor

Defined as the blocks between N and P Streets, this area should be developed with a new streetscape and new Mixed-Use buildings that strongly emphasize residential and retail uses that are designed for sidewalk interaction.

19. 27th & O Street

Rehabilitate or construct new buildings and streetscapes that create a major gateway into the Downtown area. Retail and commercial uses should focus on neighborhood and regional services, and specialty shops that emphasize the ethnic diversity of the area.

20. Elliott School Community Learning Center

Expand community learning center programs and facilities in coordination with the Elliott School, YMCA and other partners. Elliott School grounds provide adaptive after-school and summer opportunities for recreation and community uses.

21. Randolph Street to Elliott Residential Area

Develop higher end, quality, medium density residential uses that front on the waterway and park, making the area an attractive, mixed-income neighborhood.

22. 27th Street and Randolph Street Area

Encourage Mixed-Use redevelopment built around the successful existing grocery store and hardware uses. Replat and rezone, as needed.

23. Lincoln High Area

Use for High School, parking and recreation field expansion.

24. Capitol Parkway East Mixed-Use

Focus Mixed-Use office development on Capitol Parkway, especially near 19th Street. Encourage uses that support government and education.

25. Capitol Parkway West Mixed-Use

Encourage Mixed-Use office development that support government and education (Hamilton College). Develop a "gateway" into Downtown.

26. Warehouse/Loft Area

Develop Mixed-Use office uses that focus on loft until developments.

Buildings in the area may be suitable for rehabilitation that provides both commercial and residential uses and live/work units.

27. New N/S Roadway & O Street Southeast Mixed-Use

Develop Mixed-Use office/retail/residential uses that focus on O and N Streets, especially near 19th Street and the waterway.

Promote as a primary location for major business.

Explore the opportunity for residential uses fronting the west side of waterway.

28. Rock Island Station Activity Area

Develop a Mixed-Use urban village retail center clustered around the historic Rock Island Station theme.

Create a front door to the waterway in the three block park area. Include a celebration area linking O Street and P Street near the Station building and incorporate Antelope Drive (N 21st Street) event space.

29. East Downtown Park Community Activity Area

Develop as a Mixed-Use area, focusing on housing and using the close proximity to the University and Downtown as an asset. Explore opportunities for both commercial and residential use and live/work units.

DRAFT

OCT 12 2004



Jean L Walker

10/25/2004 10:24 AM

To: PC Members, Marvin S Krout/Notes, Ray F Hill/Notes, Stephen S
Henrichsen/Notes, Edward Zimmer/Notes, Wynn S Hjermstad/Notes,
Marc Wullschlegler/Notes,

cc:

Subject: [Fwd: downtown redevelopment] - CPC.04008 - Antelope Valley
Redevelopment Plan

TO: Planning Commission Members
Planning Department
Urban Development Department

----- Message from "kjgilbert" <kjgilbert@prodigy.net> on Mon, 25 Oct 2004 09:38:19 -0500 -----

To: <JCarlson@CL.Lincoln.NE.US

>

cc: <JCook@CL.Lincoln.NE.US>

Subject downtown redevelopment

:

To:

Jonathon Cook
Jon Carlson

I am writing to express my concerns regarding the redevelopment plan for downtown.

As you may know, I purchased the property at 1600 O street to relocate my automotive repair business out of its current location, in the Antelope project, at 233 North 19th. I have operated a business in the downtown area for 24 years. I am committed to the area and my customers, most of whom work either downtown or the University.

As we approach the end of the rehab project at 1600 O and plan to move into that location soon, I wanted to let you know of my interest in remaining in that location as redevelopment occurs. The success of my business because of loyal downtown customers would indicate that this is a service that people would like near their places of work.

Sincerely,

Kevin Gilbert

30 August 2004
To: JAVA Board
From: JAVA Citizens Committee

We are about to begin a new phase of the Antelope Valley effort. The physical construction until now has been on flood control and transportation elements. The Antelope Valley Redevelopment Plan is the map to start building the third component of Antelope Valley.

We, the members of the JAVA Citizens Committee, have both watched and participated in the development of this plan. The public involvement has been exceptional. One of the duties of the Citizen's Committee is to provide feedback to the JAVA Board regarding the linkage between the Draft Single Plan approved by the Citizen's Advisory Committee and the Draft Community Revitalization Plan recently delivered to the Citizen's Committee. While both plans have a very broad scope and an enormous amount of detail, the Citizen's committee recognizes that the Draft Community Revitalization Plan before us now does indeed follow the spirit and desired outcomes articulated in the Draft Single Package. We support the Antelope Valley Redevelopment Plan and look forward to it becoming a physical reality. We will continue our efforts to ensure that public participation in the implementation of the plan will be as strong as it has been in creating the plan.

Sincerely,
The members of the JAVA Citizens Committee



DLA Position Statement Antelope Valley Redevelopment Plan October, 2004

In October 1997, the Downtown Lincoln Association Board of Directors adopted its first resolution supporting the Antelope Valley Project and recognizing the importance of this project to the future of downtown Lincoln, the University of Nebraska Lincoln and the neighborhoods and businesses which surround both.

Since 1997, DLA has played an active role in the Antelope Valley process as representatives of downtown property owners and advocates for a strong urban core. During this period, DLA has adopted 6 separate position statements on various Antelope Valley proposals. In each instance, our position statements included positive statements supporting many elements of Antelope Valley as well as questions, concerns and recommendations on certain aspects of the project.

We wish to begin today's statement with an affirmation of our previous resolutions and position statements as well as our overall support for Antelope Valley and the three separate components of the project. All three of these components, specifically flood control, transportation and community revitalization are essential if this project is to reach its full potential.

We are pleased to endorse the proposed redevelopment plan which is before you as a 20-30 year vision for the community revitalization component of Antelope Valley. The plan includes many strengths:

1. An emphasis on O Street as the entry way to downtown and a commitment to aesthetically and economically improving this important corridor;
2. A strong focus on residential development of all types and for a wide range of income levels to further position downtown as a vibrant urban neighborhood and lifestyle choice;
3. Locations for one or more corporate campuses to accommodate businesses and organizations desiring an environment in close proximity to downtown and UNL;

4. Continued recognition of the importance and future needs of the University of Nebraska-Lincoln;
5. Targeted retail development that emphasizes smaller-scale, service-oriented retail to support area residents rather than larger-scale, more extensive retail that could conflict with the downtown core;
6. A strong commitment to quality urban design principals in all aspects of the plan, from streetscape proposals to scale of projects proposed to building materials and design standards;
7. Identification of many redevelopment opportunities to be implemented over a period of time as the project evolves.

In addition to the above strengths, the proposed plan also raises the following concerns for DLA and the downtown community:

1. **Timing**-The Antelope Valley redevelopment plan is moving towards adoption as the process to create the first Downtown Master Plan in over 30 years is underway. It is essential that Antelope Valley revitalization and the Downtown Master Plan proceed in a synergistic, coordinated fashion, providing a unified vision for the urban core of our City.
2. **Linkages**-The physical and programmatic connections and relationship between downtown and Antelope Valley, while not fully addressed or developed in the RTKL proposals, are now being carefully considered in the Downtown Master Plan. This further underscores the need for close coordination of Antelope Valley and the Downtown Master Plan.
3. **Project Phasing**-Given the extended timetable for the completion of the flood control and transportation changes in east downtown, careful consideration must be given to the timing for implementing the various projects proposed in the redevelopment plan. Projects targeted for implementation prior to completion of the creek and roadway must be highly important, urgent priorities of the University and Lincoln community with well-formulated financing packages.
4. **Allocation of Resources**-While the Antelope Valley planning process has been underway since 1992, it is essential for downtown's future vitality that the city maintain a balanced approach in directing its scarce public dollars to the core of our city. It would be a mistake to shift energy, resources and focus away from downtown at a time when years of city effort in these areas is beginning to produce increased investment and momentum.
5. **Parking Requirements**-The six catalyst projects originally proposed by RTKL are heavily dependent on parking facilities provided by the city in order to become reality. While the current proposed redevelopment plan for Antelope Valley does not include any parking facilities, any concepts or projects with parking requirements need to be closely coordinated with parking needs in the Downtown Master Plan.

With these concerns in mind, DLA reaffirms support for Antelope Valley and the redevelopment plan before you. In recognition of what our downtown encompasses and contributes to the overall vitality of this community, DLA is poised to and expects to play an active role in formally addressing the identified issues, ensuring the success of Antelope Valley and strengthening how the project relates to downtown and the larger community. Specifically, DLA intends to:

- Bolster its involvement with Antelope Valley in order to ensure strong linkages, mutually supportive land uses and equitable allocation of resources as redevelopment in east downtown proceeds;
- Capitalize on utilizing the Downtown Master Plan as an opportunity to plan for a strong urban core with multiple districts that are synergistic and mutually supportive; and
- Actively pursue recommendations from the Carl Walker/International Downtown Association study of our current approach to parking planning, financing, management, enforcement and marketing with a goal of achieving an integrated “best in class” parking system that serves downtown and Antelope Valley.

Antelope Valley will one day anchor the east downtown area in much the same way that Haymarket anchors the west end. Now in our 37th year as advocates for a strong urban core and the organization which effectively delivers an array of programs and services to this area, we look forward to continuing to provide a pivotal role in communicating, integrating, balancing and serving the needs of both downtown and east downtown.